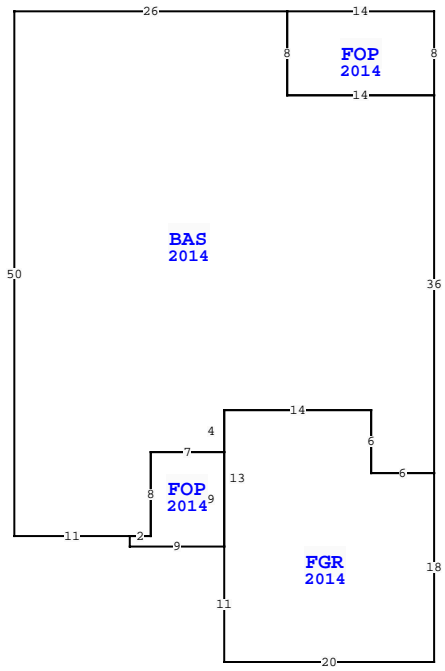




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMNT	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,628	100	1,628
FGR	444	55	244
FOP	65	30	20
FOP	112	30	34
TOTALS	2,249		1,926
EXTRA FEATURES		94020 LAST LN, YULEE	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,926	101.7828	120.87	232,796	2014	2014	0	0	0	3.65
1 SNGL FAM - 100% - 2023 Heated Area: 1628 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			224,299
TOTAL MARKET OB/XF VALUE			3,779
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			283,078
SOH/AGL Deduction			87,952
ASSESSED VALUE			195,126
TOTAL EXEMPTION VALUE	HX HB SX		100,000
BASE TAXABLE VALUE			95,126
TOTAL JUST VALUE			283,078
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			227,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429106	CO ISSUED	0	12/19/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2566/0226	5/27/2022	WD Q	Q	I	01	367,000
GRANTOR: MORGAN KEVIN K & LAUR						
GRANTEE: HEROIAN HAGOP & MAR						
2232/1749	10/25/2018	WD Q	Q	I	01	205,000
GRANTOR: BELANGER DAVID A & TO						
GRANTEE: MORGAN KEVIN K & LA						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2014] W14 BAS=[YR=2014] W26 S50 E11 FOP=[YR=2014] S1 E9 FGR=[YR=2014] S11 E20 N18 W6 N6 W14 S13 \$ N9 W7 S8 W2 \$ E2 N8 E7 N4 E14 S6 E6 N36 W14 N8 \$ S8 E14 N8 \$.	

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES						
1	0811	CONCRETE B	0	100	0	0		765.00	SF	5.20				5.20	100	2014	2014	3	95	3,779	

LAND DESCRIPTION		TOTAL OB/XF 3,779																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR				0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							